
TITLE: PARADISE POOL DECOMMISSIONING

Committee: Asset Development Committee

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[S194]

1.0 ISSUE

1.1 To agree a timescale for the demolition of Paradise Pool.

2.0 RECOMMENDATION

2.1 That Members agree to demolish the Paradise Pool building as soon as it ceases operating.

3.0 BACKGROUND/OPTIONS

3.1 The Hive, the new district leisure centre, includes swimming pools to replace the facilities at Paradise Pool as these are at the end of their operational life and too small to meet the swimming needs of local people.

3.2 When the Hive opens in spring 2018, Paradise Pool will close. A process for the decommissioning and demolition of the building needs to be identified in order for the necessary steps to be taken prior to the closure.

3.3 The two options available to the Council are to demolish the building as soon as it closes or to wait until a future date.

4.0 ARGUMENTS/CONCLUSIONS

4.1 There are no benefits to not demolishing the building as soon as it closes. Leaving the building in place will incur risk and additional cost.

4.2 By demolishing the building as soon as possible, the Health and Safety risks are reduced, as is the likelihood of break-ins. Leaving the building insitu will result in the Council incurring the cost of boarding up and regular security patrols. Business rates will be payable by ECDC on the building when it is empty and there will be costs for insuring the building.

4.3 The negative visual impact of boarded up building in this area and the potential risk that a local group may nominate the building for inclusion on the Councils 'List of Assets of Community Value' should also be considered.

4.4 A developer would require a clean site to enable them to conduct public consultation regarding plans of the site before they submit a planning application; any delay to demolition would delay the development of this site.

4.5 Planning permission is required to demolish the building and the planning application would need to be determined at Planning Committee. In order to be able to appoint a contractor to start demolition on the day the building is handed back to ECDC to reduce the risks identified above, the procurement process needs to start as soon as possible for the following reasons:

- An Asbestos Survey needs to be undertaken before work can commence. This needs to be conducted at least 6 weeks before the building is due to be demolished to allow for the report to be written, any notifications to be sent to the Health and Safety Executive (HSE), etc. The Paradise Pool Christmas shut down period at over Christmas would be an ideal time to do this work.
- The Council will need to approach utility providers early in the New Year to arrange closing off the supplies to the building.
- Liaison with neighbouring householders and organisations will need to take place as the demolition contractor will need to agree a safety plan with them before work commences.

4.6 There is a footpath that runs adjacent to the building and a play area to the rear of the building, what happens to them during the demolition process needs to be resolved.

5.0 FINANCIAL IMPLICATIONS/EQUALITY IMPACT ASSESSMENT

5.1 It is expected this work to cost approximately £100,000. A fixed cost will be determined via the tender process for the complete decommissioning and demolition of the building, resulting in a clean site.

5.2 These costs can be met from the existing leisure reserve and the asset management reserve.

5.3 Equality Impact Assessment (INRA) not required.

6.0 APPENDICES

6.1 None

Background Documents

None

Location

Room 106
The Grange,
Ely

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